

SAN ANTONIO PLANNING COMMISSION AGENDA

February 8, 2006

2:00 P.M.



James Darryl Byrd, *Chairperson*

Murray H. Van Eman, *Vice Chair*

Cecilia Garcia *Chair – Pro Tem*

Robert Hanley

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

Elisa Chan

John Friesenhahn

♿ THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD. ♿

CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 12:30 P.M., Tobin Room

- Discussion and follow-up from the Planning Commission retreat held on September 16, 2005.
- Briefing on agenda items may be discussed (Development Services)
- Presentation on Edwards Recharge Zone District requirements (SAWS)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

Council Ferguson
District Index #

REPLATS:

- | | | | | |
|-----------|--|-----|-----|-----|
| A. 050468 | Escondido Creek, Unit 3
(Located south of Binz Engelman, west of Highway 1516.) | OCL | 586 | C-6 |
| B. 050483 | Republic Stone Oak
(Located on Loop 1604, west of Trailcrest Drive.) | 9 | 517 | A-2 |
| C. 050646 | North Pointe
(At the northeast intersection of US Highway 281 and Redland Rd.) | 9 | 483 | C-8 |

- | | | | |
|------------------|--|----------|----------------|
| D. 050672 | La Quinta Suite & Conference Center | 8 | 549 C-8 |
| | (Near the northwest intersection of IH-10 and Midhorizon Drive.) | | |
| E. 060014 | Pickwell Subdivision | 3 | 652 B-7 |
| | (Northeast of the intersection of Pickwell Drive and SE Military Drive.) | | |

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

- | | | | |
|------------------|--|----------|----------------|
| F. 06-005 | Grissom Trails PUD | 6 | 579 C-6 |
| | (At the intersection of Village Parkway and Culebra Road.) | | |

CONSENT ITEMS

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda " are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-11 HELD ABOVE:

- | | | | |
|------------|---------------|--|--------------------|
| 6. | 050468 | Escondido Creek, Unit 3 | OCL 586 C-6 |
| | | (South of Binz Engelman, west of Highway 1516.) | |
| 7. | 050483 | Republic Stone Oak | 9 517 A-2 |
| | | (Located on Loop 1604, west of Trailcrest Drive.) | |
| 8. | 050646 | North Pointe | 9 483 C-8 |
| | | (At the northeast intersection of US Highway 281 and Redland Road.) | |
| 9. | 050672 | La Quinta Suite & Conference Center | 8 549 C-8 |
| | | (Near the northwest intersection of IH-10 and Midhorizon Drive.) | |
| 10. | 060014 | Pickwell Subdivision | 3 652 B-7 |
| | | (Northeast of the intersection of Pickwell Drive and SE Military Drive.) | |
| 11. | 06-005 | Grissom Trails (PUD) Plan | 6 579 C-6 |
| | | (At the intersection of Village Parkway and Culebra Road.) | |

PLATS:

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|------------|---------------|--|------------------|
| 12. | 040469 | Grissom Trails PUD, Phase 1 | 6 579 C-6 |
| | | (At the northeast corner of the Culebra Road and Grissom Gate intersection.) | |

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|-----|--------|---|-----|---------|
| 13. | 050258 | Bowens Crossing Multi-Family
(On Bowens Crossing, east of Loop 1604.) | 6 | 546 C-6 |
| 14. | 050325 | Baptist University of the Americas
(At the southwest corner of the IH-35 and Hutchins Place intersection.) | 4 | 681 E-1 |
| 15. | 050346 | Redbird Ranch, Unit 2A
(At the northwest intersection of Potranco and Redbird Chase.) | OCL | 610 B-4 |
| 16. | 050598 | Redbird Ranch, Unit 1-B
(North of FM Highway 1957, west of Highway 211.) | OCL | 610 C-5 |
| 17. | 050389 | Crown of Life Evangelical Lutheran Church
(On the southwest corner of Knights Cross Drive and Stone Oak Parkway.) | 9 | 450 D-7 |
| 18. | 050451 | Westover Valley, Unit 2D
(Extending Gemsbuck Chase northerly from Westover Valley Unit 2A.) | 6 | 578 D-5 |
| 19. | 050464 | Enclave at Westover Hills, Phase II
(At the northeast intersection of Wild Fire and Hunt Lane.) | 6 | 613 A-1 |
| 20. | 050597 | Freedom Hill
(On the east side of Loop 410, south of Ray Ellison Drive.) | 4 | 647 F-8 |

DEFERRALS:

- | | | | | |
|-----|--------|---|---|---------|
| 21. | 050491 | Mugica Subdivision
(On the west side of Cupples, south of Saltillo.) | 1 | 615 D-7 |
| 22. | 060192 | University Heights 5A
(On the west side of University Heights, south of Hausman Road.) | 8 | 514 D-8 |
| 23. | 060194 | LHS – Bullis Subdivision
(On the north side of Camp Bullis Road, east of Babcock Road.) | 8 | 513 F-2 |

INDIVIDUAL CONSIDERATION

PLATS:

- | | | | | |
|-----|--------|--|---|---------|
| 24. | 050133 | Mission del Rio (Variance)
(On Riverside Drive, straddling E. White Avenue.) | 3 | 651 A-4 |
|-----|--------|--|---|---------|

25.	BPV 06-003	Sonic – Leon Springs (Sidewalk/Curb Variance Request) (On the east side of IH 10, south of Boerne Stage Road.)	8	479 F-2
26.	06-IV-02	Hernandez (Certificate of Determination Appeal) (On the northern side of Atkins, east of Pearsall Road.)	OCL	712 A-2

27. **S.P. No. 1091** – Public hearing and consideration of a request to close, vacate and abandon a portion of North New Braunfels Avenue located entirely within Fort Sam Houston Army Base. (Department of Asset Management)

28. Public hearing and consideration of an ordinance amending Chapter 34 and Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas regarding recognition of rights under Chapter 245 of the Texas Local Government Code and common law; implementing fair notice of a project and permit sought; amending the Subdivision Plat Application form; adding a new Letters of Certification form; and amending Appendix C, Fee Schedule to apportion the current fee for subdivision plats without increase.
29. Approval of the minutes for the January 25, 2006 Planning Commission meeting
30. Director's report
31. Questions and discussion
32. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
33. **ADJOURNMENT**